101.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	631,000 / 631,000
					USE VALUE:	631,000 / 631,000
					ASSESSED:	631,000 / 631,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOUSA LAURA J
Owner 2:	
Owner 3:	
Street 1:	6 GREELEY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NERI ARMAND -
Owner 2:	NERI DOROTHY M -
Street 1:	6 GREELEY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,290 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Aluminum Exterior and 1380 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6290.000	204,900		426,100	631,000
Total Card	0.144	204,900		426,100	631,000
Total Parcel	0.144	204,900		426,100	631,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.25 | /Parcel: 457.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65477
GIS Ref	
GIS Ref	
Insp Date	08/08/18

!8124!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	204,900	0	6,290.	426,100	631,000	631,000	Year End Roll	12/18/2019
2019	101	FV	218,300	0	6,290.	432,200	650,500	650,500	Year End Roll	1/3/2019
2018	101	FV	218,300	0	6,290.	322,600	540,900	540,900	Year End Roll	12/20/2017
2017	101	FV	218,300	0	6,290.	292,200	510,500	510,500	Year End Roll	1/3/2017
2016	101	FV	218,300	0	6,290.	280,000	498,300	498,300	Year End	1/4/2016
2015	101	FV	181,800	0	6,290.	237,400	419,200	419,200	Year End Roll	12/11/2014
2014	101	FV	181,800	0	6,290.	225,200	407,000	407,000	Year End Roll	12/16/2013
2013	101	FV	181,800	0	6,290.	214,300	396,100	396,100		12/13/2012

PRINT

Date	Time
12/10/20	22:42:33

LAST REV

Date	Time
08/29/18	10:33:05
apro	
8124	

USER DEFINED

Prior Id # 1:	65477
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NERI ARMAND	1274-135		9/19/2003		430,000	No	No		
NERI ARMAND	1090-141		1/24/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/27/2011	54	New Wind	6,875					REPL 1 WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
12/5/2008	Meas/Inspect	345	PATRIOT
2/15/2004	MLS	HC	Helen Chinal
10/22/1999	Meas/Inspect	256	PATRIOT
7/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6290		Sq. Ft.	Site		0	70.	0.97	5									426,092						426,100	

Total AC/HA: 0.14440 | Total SF/SM: 6290 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 426,092 | Spl Credit | Total: 426,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	296939
Depreciation:	92051
Depreciated Total:	204888

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

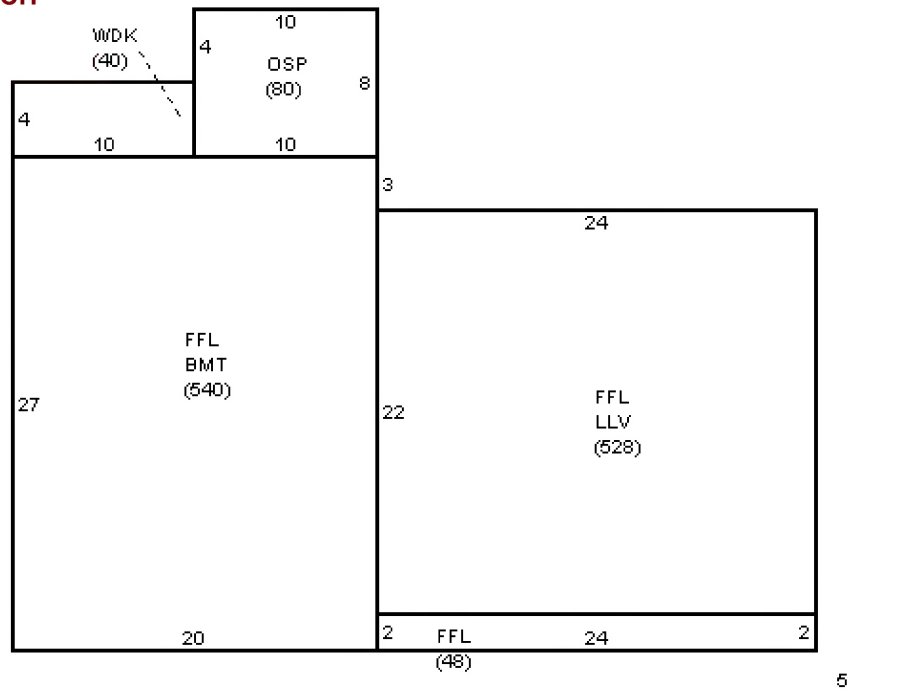
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	88.93
Final Total:	204900	Val/Su SzAd	183.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,116	128.240	143,113
BMT	Basement	540	38.470	20,774
LLV	Lower Level	528	79.350	41,895
OSP	Screen Porch	80	40.830	3,267
WDK	Deck	40	16.000	640
	Net Sketched Area:	2,304	Total:	209,689
Size Ad	1116	Gross Are	2304	FinArea 1380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	